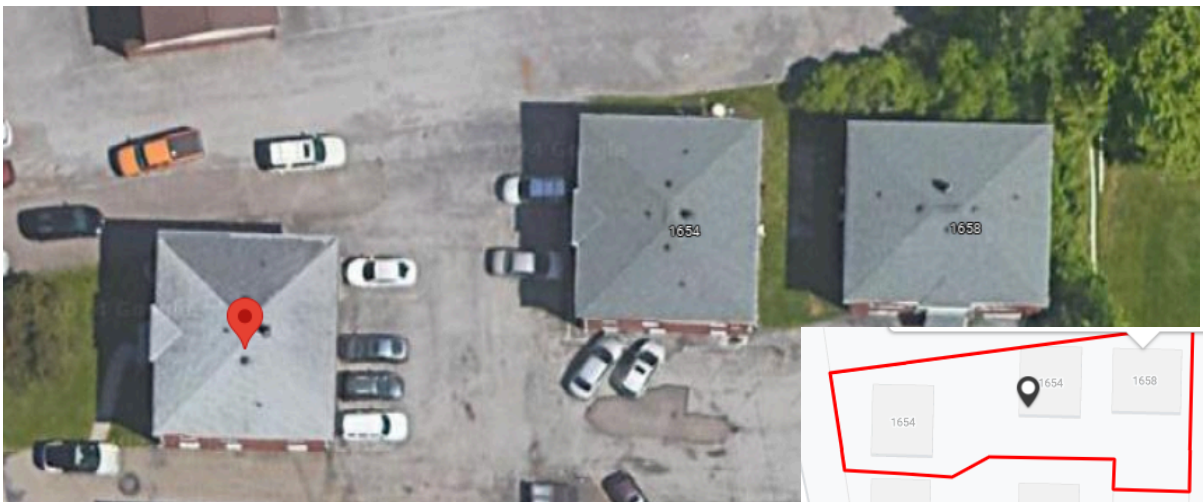



# 13 UNIT, MULTI FAMILY FOR SALE

Offered at **\$1,250,000**



**Mike Santa Maria**  
President, Santa Maria  
Development, LLC  
(716) 783 6920  
SmeBrokerage.com

Property Type:	Multi Family
# of Buildings	3
Lot Size	12,393 SqFt
Bldg Sq Ft	11,150 Sq Ft
No. Stories	2
















Unit #		Rent \$
1654-2		\$ 975
1654-3		\$ 1,100
1654-4		\$ 1,025
1654-5		\$ 995
1656-7		\$ 975
1656-8		\$ 950
1656-9		\$ 995
1656-10		\$ 995
1658-11		\$ 950
1658-12		\$ 955
1658-13		\$ 875
1658-14		\$ 825
1658-15		\$ 975

## Expenses

Taxes: 21,750  
Insurance: 3,750  
Water: 1,925  
Utilities: 2,445

**Total: \$29,870**

## Income Data Sheet

Monthly Rent: \$12,590  
Yearly Rent: \$151,080  
Yearly Expenses: \$29,870

**NOI \$121,210**



# Proforma

Unit Rent: \$1,100

Number of Units: 13

Monthly Income: \$14,300

Yearly Income: \$171,600

Yearly Expenses: \$29,870

**Future NOI: 141,730**